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प्रादेशिक योजना - नागपूर


नागपूर महानगरपालिका क्षेत्राबाहेर १० कि.मी. अंतराच्या आतील क्षेत्रासाठी, नागपूर महानगरपालिकेसाठीची प्रचलित विकास नियंत्रण नियमावली लागू करणेबाबत, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २० (३) अन्वये फेरबदलाची सुचना..

महाराष्ट्र शासन
नगर विकास विभाग

शासन निर्णय क्र. टिपीएस-२४०९/२७६०/प्र.क्र.३५१/०९/नवि-९
मंत्रालय, मुंबई ४०० ०३२, दिनांक: १५ जुलै, २०१०

शासन निर्णय:-सोबतची सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(प्रदीप गोहिल)
कार्यासन अधिकारी

प्रति,

- १) विभागीय आयुक्त, नागपूर विभाग, नागपूर.
- २) संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) आयुक्त, नागपूर महानगरपालिका, नागपूर.
- ४) सभापती, नागपूर सुधार प्रन्यास, नागपूर.
- ५) जिल्हाधिकारी, नागपूर जिल्हा नागपूर.
- ६) उप सचिव (नगररचना), नगर विकास विभाग, मंत्रालय, मुंबई.
- ७) उपसंचालक नगर रचना, नागपूर विभाग, नागपूर.

(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचनेच्या अनुषंगाने अधिप्रमाणीत करण्यात यावयाच्या नकाशाच्या पाच प्रती शासनास सत्वर सादर करण्यात याव्यात.)

- ८) सहायक संचालक, नगर रचना, नागपूर शाखा, नागपूर.
- ९) सहायक संचालक, माहिती व जनसंपर्क संचालनालय, मंत्रालय, मुंबई.

(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचना खालील सूचनांप्रमाणे जाहीरात म्हणून कृपया प्रसिद्ध करण्यात यावी. सदर सूचना कोणत्या दिनांकास प्रसिद्ध करण्यात आली आहे, त्याबाबतची माहिती शासन, संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगररचना, नागपूर विभाग, नागपूर यांना द्यावी.)

१ जाहीरात देणाऱ्या कार्यालयाचे - नगर विकास विभाग, मंत्रालय,

नांव	मुंबई-३२
२ जाहीरात कोणत्या दिनांकापर्यंत द्यावयाची आहे.	- तात्काळ
३ प्रसिद्धीचे स्वरूप	- स्थानिक
४ कोणत्या जिल्ह्यात	- नागपूर जिल्ह्यात
५ किती वृत्तपत्रात	- एका मराठी व एका इंग्रजी वृत्तपत्रात
६ वृत्तपत्राचे नांव	- सर्वाधिक खपाच्या वृत्तपत्रात
७ कितीवेळा	- एकदा
८ जाहीरात खर्चाचे देयक कोणत्या अधिकाऱ्याकडे पाठवावयाचे त्याच्या कार्यालयाचे नांव व संपूर्ण पत्ता	- संचालक नगररचना, महाराष्ट्र राज्य, पुणे.

१०) व्यवस्थापक, शासकीय मुद्रणालय, नागपूर.

(त्यांना विनंती करण्यात येते की, सोबतची सूचना महाराष्ट्र शासनाच्या राजपत्रात नागपूर विभाग, भाग - एक पुरवणीमध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी १० प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगररचना, नागपूर विभाग, नागपूर यांच्याकडे पाठवाव्यात.)

११) कक्ष अधिकारी, कार्यासन (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.)

१२) निवडनस्ती-(नवि-९)

NOTICE

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.

Date :- 15th July 2010

The Maharashtra Regional and Town Planning Act, 1966.

No. TPS-2409/2860/CR-352/2009/UD-9: Whereas the Regional Plan for Nagpur District (hereinafter referred to as "the said Regional Plan") has been sanctioned by Government vide Urban Development Department's Notification No. TPS 2496/1505/CR-273/UD-9 dated 6th May, 2000 to come into force with effect from 15th July, 2000, under the powers confirmed by sub-section (1) of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") ;

And whereas the said Regional Plan contains the provisions of the Development Control Regulations (hereinafter referred to as "the said D.C. Regulations") ;

And whereas the surrounding fringe area of Nagpur Corporation is likely to be included in the Municipal Limits, in future ;

And whereas D.C. Regulations for the Nagpur Municipal Corporation Limits and the adjoining areas within 10 k.m. distance from boundaries of Nagpur Municipal Corporation which are within the Regional Plan areas are not uniform ;

And whereas it is felt necessary to have a homogeneous development in the areas adjoining the Municipal Corporation Limits from planning point of view and with a view to have proper planned development of the areas within 10 km. distance from the boundaries of the Nagpur Municipal Corporation, Government has come to the conclusion that certain provisions of the said D.C. Regulations shall be modified;

And whereas, the Govt. of Maharashtra is of the opinion that the sanctioned Regulations of Nagpur Municipal Corporation area should be made applicable to the area situated out side the said Corporation limit within 10 km. from the said Corporation limit as given in the table by following the procedures laid down in sub section (2) of section 20 of the said Act;

Proposed Modifications

Rule No.	Existing Rule	Proposed Rule
(1)	(2)	(3)
2.2B (i) of section II (Part II) of Annexure 'X' sub rule (i)	For peripheral areas around NMC limit i.e. Nagpur East, Nagpur West, Nagpur North, Nagpur South, Sector and Butibori Growth Center, the Development Control Rules Applicable to the NMC limit and as may be amended from time to time shall be made applicable.	<p>The Existing Rule mentioned in column No. 2 Is proposed to be deleted and following New rule is proposed to be substituted as under same -</p> <p>For peripheral areas around Nagpur Municipal Corporation limit i.e. Nagpur (East), Nagpur (West), Nagpur (North), Nagpur (South) sector, Butibori Growth Centre and area within 10 km from Nagpur Municipal Corporation limit excluding area of Kamptee Municipal Council, Kamptee Cantonment Special Planing Authority (such as MIHAN) / Special Township Projects, the Development Control Regulations applicable to the Nagpur Municipal Corporation limit and as may be amended time to time shall be made applicable along with existing regulations except following regulations and with additional rule mentioned as Schedule - 'A' appended to this Notice.</p> <p>Regulations of Nagpur Municipal Corporation.</p> <ol style="list-style-type: none"> 1) Rule 6.5 – Discretionary Powers. 2) Rule No.29 – Transfer of Development Rights (TDR). 3) Rule No. 28 and Table No.27 – Regarding accommodation of Reservations (Land uses and manner of development). 4) Rule No. 13.8 – Amenities facilities for layouts of larger areas.

Now, therefore, as provided in sub-section (3) of Section 20 of the said Act, notice is hereby published for inviting suggestions/objections, if any, to the said proposed modification from the general public in writing, with reasons thereof, within 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette. The suggestions/objections shall be addressed to the Deputy Director of Town Planning, Nagpur Division, 1st floor, Old Secretariat Office, Civil Lines, Nagpur, who is hereby authorised to hear the suggestions / objections that may be received and to submit his report to Government;

The suggestions/objections received by the Deputy Director of Town Planning, Nagpur Division, 1st floor, Old Secretariat Office, Civil Lines, Nagpur,


within the period of 60 (sixty) days from the date of publication of this notice in the Maharashtra Govt. Gazette shall only be considered.

The aforesaid notice is kept open for inspection by the public during office hours on all working days in the following offices –

- i) The Collector, Nagpur.
- ii) The Deputy Director of Town Planning, Nagpur Division, Nagpur.

This notice is also published on web site : www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,


(Pradeep Gohil)
Desk Officer.

SCHEDULE "A"
REGULATIONS ADDED TO THE REGULATIONS OF SANCTIONED
REGIONAL PLAN OF NAGPUR

Following special regulations shall apply to the area, excluding area of Kamptee Municipal Council, Kamptee Cantonment, Special Planning Authority (such as MIHAN) / Special Township Projects, within 10 km. distance from the boundary of the Nagpur Municipal Corporation. These special regulations shall also be applicable to the development within planning area in peripheral area around Nagpur Municipal Corporation limit i.e. Nagpur (East), Nagpur (West), Nagpur (South), Nagpur (North) and Butibori Growth Centre.

Prevailing Development Control Regulations of sanctioned Regional Plan/Special Township shall be applicable mutatis mutandis except those expressly provided in these special Regulations.

- 1) The Assistant Director Town Planning, Nagpur Branch, Nagpur shall prepare proper Road Network Plan for future population considering the existing roads and sanctioned regional plan proposals for the lands within the 10 km. distance within a stipulated time of 6 months from the date of sanction of this regulations and take preliminary approval from the Director of Town Planning, Maharashtra State, Pune and submit the same to State Government for modification to the Regional Plan under Section 20 of the Maharashtra Regional and Town Planning Act, 1966. The developers / land owners shall incorporate this Road Network in their development proposals as a public road. However, the sanctioning process of plans shall not be stopped during the course of preparation of road network plan. FSI of the area of the road shall be permissible at the stage of sanctioning of plans.
 - (a) In any layout or sub-division of land more than 0.4 ha. in area or subdivision under Group Housing Scheme, an area measuring not less than 15% of the total area of the land, shall be reserved, in addition to user 10% area required as open space in layout or subdivision, for Amenity Space.
 - (b) Following users shall be permissible in the Amenity Space
 - 1) Educational facilities, 2) Recreational facilities like play ground, garden, park, children's play ground, Sports complex,

Stadium, Club House, etc. 3) Multipurpose hall, 4) Convention Centers, 5) Cultural Centers, 6) Post offices, 7) Library, 8) Dispensary, Maternity Home, Hospital, 9) Police Station, 10) Fire Brigade, etc. 11) Additional Public utility users with the permission of the Director of Town Planning.

- (c) User of particular amenity space shall be decided with the prior permission of the Director of Town Planning, Maharashtra State, Pune from among the users mentioned in clause (b) considering the local requirement
- (d) 25% of the area under Amenity space shall be kept for open users like play ground, garden, parking, for the use of general public & if owner/developer develop this type of amenity for the general public purpose he can consume FSI of total amenity space on remaining 75% amenity spaces land. Provided further that if amenity space is below 2000 sq.m., total plot can be used for construction without allocating 25% area as open space.
- (e) Amenity spaces may be developed by the Collector / Future Planning Authority / Land owner / Developer subject to condition that the area under open users like Play ground, Parking in amenity space shall be transferred in the name of the Collector, Nagpur. No construction shall be allowed on this area.

(7) Lands under Regional Plan Roads and Amenity spaces (if not developed by land owner/developer) shall be transferred in the name of the Collector / Planning Authority free of cost and free from encumbrances through registered sale deed along with the certified measurement plan. The Collector / Planning authority shall permit additional floor space index on 100% of the area required for the R.P. road, amenity space, however, FSI on such 100% of area going under R.P. road, amenity space shall be limited to 40% of the area of plot remaining after surrender of R.P. road, amenity space.

(8) With the previous approval of Govt. the permissible FSI for Educational, Medical Institutions of Charitable trust, three, four and

above starred category Hotels, IT/ITES, BT and any other use (for which additional FSI is permissible in Municipal Corporation limits), may be allowed to be exceeded by 100% subject to payment of premium as may be decided by Government from time to time.

- (9) Regulation No. 6.5.2.3 discretionary powers will be applicable with the change that this powers shall be exercised by the Collector, Nagpur with prior approval of the Director of Town Planning, Maharashtra State Pune instead of Municipal Commissioner
- (10) Amount of the premium for different provisions in these Regulations shall be decided by the Director of Town Planning, Maharashtra State, Pune and shall be paid to Government through the Assistant Director of Town Planning, Nagpur Branch, Nagpur under the separate Budget Head.
- (11) Scrutiny fees shall be charged as per the rates charged by the Nagpur Municipal Corporation. Such fees shall be paid to the Assistant Director of Town Planning, Nagpur Branch, Nagpur under separate Budget Head.
